PT OF LOT 7 (S-1)
IN OR 2463/684
EAST CALLAHAN SUB PB 1/35

CROFT GEVIN
45151 KILPATRICK RD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

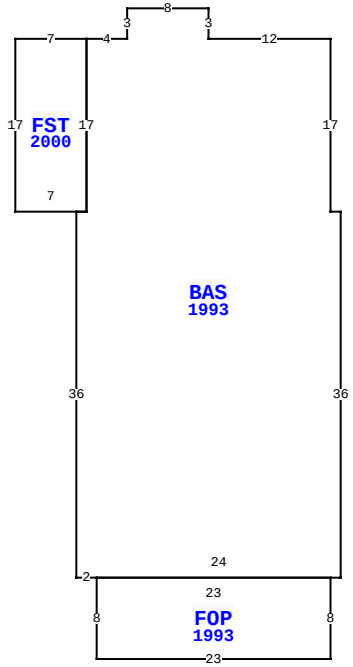
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1993	1,368	135,660
FOP	184	30	1993	55	5,454
FST	119	55	2000	65	6,446
TOTALS	1,671			1,488	147,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,488	112.3734	112.37	167,207	1940	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1368 HX Base Yr 2022



45151 KILPATRICK RD, CALLAHAN

BLD DATE	11/07/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,560
TOTAL MARKET OB/XF VALUE		6,195
TOTAL LAND VALUE - MARKET		45,450
TOTAL MARKET VALUE		199,205
SOH/AGL Deduction		35,133
ASSESSED VALUE		164,072
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,350
TOTAL JUST VALUE		199,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/0684	5/14/2021	WD	Q	I	01	212,000
GRANTOR: GARNER SCOTT E						
GRANTEE: CROFT GEVIN						
2228/1023	5/23/2018	WD	U	I	37	50,000
GRANTOR: DAVIS LEE & ASHLEY AN						
GRANTEE: GARNER SCOTT E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N17 W12 N3 W8 S3 W4 FST=[YR=2000] W7 S17 E7 N17$ S17 W1 S36 E2 FOP=[YR=1993] S8 E23 N8 W23$ E24 N36$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1999	1999	3	20	384	
3	0810	CONCRETE A	0	100	4	13	52.00	SF	6.50	6.50	100	1980	1980	3	30	101	
4	0510	GARAGE WD-	0	100	30	23	690.00	SF	35.00	35.00	100	1987	1987	3	20	4,830	

LAND DESCRIPTION

TOTAL OB/XF 6,195

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS